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6/3/2010 10:45:00 AM \$16.00
Book - 9830 Pg - 4371-4374
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE LAYTON
BY: eCASH, DEPUTY - EF 4 P.

When Recorded, Return To:

Kirton & McConkie
Attn: Joel D. Wright
60 East South Temple Suite 1800
Salt Lake City, Utah 84145-0120

Tax Parcel No. 27-20-401-007-0000

(Space above for Recorder's use only)

77632

SPECIAL WARRANTY DEED

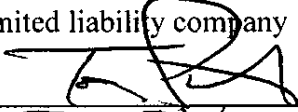
FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, PARADIGM PROJECT DEVELOPMENT, LLC, a Utah limited liability company ("Grantor"), whose address is 6900 South 900 East, Suite 200, Midvale, Utah 84047, hereby conveys and warrants, against all claiming by, through, or under Grantor, to PARADIGM HIGH SCHOOL, a Utah non-profit corporation ("Grantee"), whose address for mailing purposes is 11577 South 3600 West, South Jordan, Utah 84095, the following described property situated in Salt Lake County, Utah, to wit:

See Exhibit A annexed hereto and incorporated herein by this reference (the "Property");

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, including, but not limited to, all: (i) buildings, structures, fixtures, signs, and other improvements and landscaping of every kind and nature presently situated on, in, under or about the Property; (ii) water and water rights of any and every kind, including, but not limited to, all: wells, well rights, ditches, ditch rights, and stock in water used on the Property or appurtenant thereto; and (iii) all mineral and subsurface rights of any and every kind.

SUBJECT ONLY TO those certain exceptions and encumbrances specifically listed on Exhibit B annexed hereto and incorporated herein by this reference.

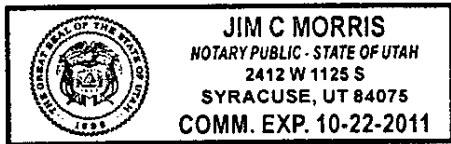
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 2nd day of JUNE, 2010.

Grantor: PARADIGM PROJECT DEVELOPMENT, LLC, a
Utah limited liability company
By: 
Name: Tom Pitches
Its: Manager

[notary acknowledgement on following page.]

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

On this 2nd day of JUNE, 2010, personally appeared before me TOM PITCHER, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he/she is the MANAGER of PARADIGM PROJECT DEVELOPMENT, LLC, a Utah limited liability company, and acknowledged to me that said company executed the same.



[Signature]
Notary Public

EXHIBIT A

to Special Warranty Deed

(Legal Description of the Property)

That certain real property located in Salt Lake County, Utah, specifically described as follows:

Beginning at a point on the East line of 3600 West Street, said point being South 00°00'42" West 1014.76 feet along the Section line and South 89°48'16" East 33.00 feet from the center of Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°48'16" East 628.05 feet; thence South 00°00'32" West 361.47 feet to a point on the North line of South Jordan Estates Phase I, as found on file at the Salt Lake County Recorder's Office, Book 95-12P, page 355; thence North 89°48'16" West 446.42 feet along the North line of South Jordan Estates Phase I; thence North 00°00'40" East 51.07 feet; thence North 89°48'16" West 181.65 feet to a point on the East line of said 3600 West Street; thence North 00°00'42" East 310.39 feet along the East line of said 3600 West Street to the point of beginning.

The following is shown for information purposes only: 27-20-401-007

EXHIBIT B

to Special Warranty Deed

(Exceptions and Encumbrances)

1. Taxes for the year 2010 and subsequent years, not yet due and payable. are now a lien, but not yet due.

2. Said property is included within the boundaries of South Jordan City, and is subject to the charges and assessments thereof. As of the date of the recordation of this Special Warranty Deed, all charges are currently paid and no charges or assessments are currently a lien against the Property.

Said property is included within the boundaries of South Valley Sewer District, and is subject to the charges and assessments thereof. As of the date of the recordation of this Special Warranty Deed, all charges are currently paid and no charges or assessments are currently a lien against the Property.

3. Any rights, interests or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled "Paradigm High School", as Project 4147 dated May 13, 2010, prepared by Patrick M. Harris License No. 286882:

- a. Variation of fence lines from property boundary lines.
- b. Encroachment of improvements onto abutting property to the North.